

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
February 9, 2010

AMENDED

TIME: 6:00 P.M.

PLACE: Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

CALL TO ORDER: Vice Chairman Hall called the meeting to order at 6:00 P.M.

ROLL CALL: Vice Chairman Hall requested that the roll be called.

PRESENT

Commissioner Dolan
Vice-Chairman Hall
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen

ABSENT

Chairman Schramm
Commissioner Denecke

Also attending meeting:

Roberta L. Strater, Executive Director
Lucille Favale, Deputy Executive Director
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

Vice Chairman Hall read adequate notice to the public.

I hereby announce and state that adequate notice of this meeting being held on this ninth day of February, 2010 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

Minutes – A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn approving the minutes of January 12, 2010. The following votes were cast:

<u>AYES</u> (Not Present)	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke	Commissioner Ricciardelli	
Commissioner Dolan		
Vice Chairman Hall		
Commissioner Koldewyn		
Commissioner Tappen		

Vice Chairman Hall declared said motion carried.

Schedule of Warrants – A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn Approving the Schedule of Warrants for February 9, 2010. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Vice-Chairman Hall		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 7 – A motion was made by Commissioner Tappen and seconded by Commissioner Koldewyn Awarding Architectural Contract for Bathroom Renovations at Morris Mews Senior Citizen Complex to Architecture and Engineering Group, P.C. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Vice-Chairman Hall		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 8 – A motion was made by Commissioner Koldewyn and seconded by Commissioner Dolan Approving Public Housing Management Assessment Program Certification. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		
Vice-Chairman Hall		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Commissioner Tappen		

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 9 – A motion was made by Commissioner Dolan and seconded by Commissioner Tappen Approving Change Order No. 1 for Pleasant View Village. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Dolan		

Vice-Chairman Hall
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen

Vice Chairman Hall declared said motion carried.

Resolution 2010 – 10 – A motion was made by Commissioner Dolan and seconded by Commissioner Koldewyn Approving Change Order No. 2 for New Floor Finishes at India Brook Village. The following votes were cast:

AYES
Commissioner Dolan
Vice-Chairman Hall
Commissioner Koldewyn
Commissioner Ricciardelli
Commissioner Tappen

ABSTAIN

NAYS

Vice Chairman Hall requested clarification of the net loss income indicated on the Housing Choice Voucher financial statement at the next board meeting.

Commissioner Koldewyn requested consolidation of the Housing Choice Voucher report.

Morris County Affordable Housing Corporation

Peer Place

We are in the process of applying to the State for HOME funding. Based on the budget, the Affordable Housing Corporation will pay the Housing Authority about \$41,000 per unit for the land.

Willow Street

Habitat is working very quickly on the project.

Habitat has requested us to obtain a letter of credit in order to free up their cash. They provided \$37,500 of cash to the Town of Morristown as a performance guarantee. I contacted The Provident Bank for the letter. They requested copies of the property deed and audits from the past three years. We are awaiting approval.

Gore

Mr. Henshaw reported that his office has filed the foreclosure on the property. The Town Attorney filed a dismissal contesting the case. Mr. Henshaw had a conference call with Ms. Strater, Mr. Lovell, Town Manager and Mr. Buzak, Town Attorney to discuss this issue.

New Property

Ms. Strater reported that we are looking at a HUD foreclosure located at 186 Millbrook Avenue, Randolph, NJ. The sale price of the house is \$215,000. As a non-profit, we receive a discount of 10 percent. We did not bid on this property because we would not be able to make it affordable based on the sale price and the necessary rehab work. If non-profits do not bid on it, then it will go to the open market. We can bid on it at that time for much less.

New Business

Ms. Strater reported that she received a call from Mr. DePaula, HUD. We will receive a letter saying we did not obligate all of the ARRA funding. The Housing Authority Chairman and the Freeholder Director will receive a letter on February 16, 2010. If we are not fully obligated by February 26, 2010, we will receive a letter from HUD in Washington.

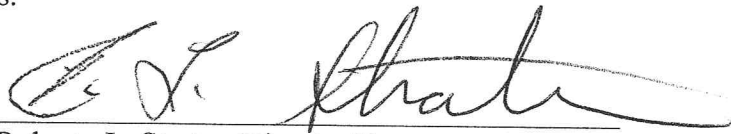
Morris County Crime Stoppers posted a report on their web site concerning the resident from Congregate. The family reported that \$15,000 of jewelry was stolen from her apartment. The Morris Township police are investigating.

Vice Chairman Hall discussed that the Governor has suspended COAH from approving any applications for affordable housing.

Old Business

Mr. Henshaw reminded the Board that the Township of Randolph had proposed an addition to the Senior Center. The addition would change the entrance to the Senior Center. The plans show access from the India Brook Village entrance. The Board reviewed the plans with staff and Mr. Henshaw. Mr. Henshaw will contact the Township Engineer, Paul Ferriero with questions.

3/9/10
Date Adopted


Roberta L. Strater, Director/Secretary